

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that BRENT D BRAASCH

Located At 31 SUMAC ST

Job ID: 2012-04-3820-SF

CBL: 378-A-022-001

has permission build a 26 by 32 foot Single Family Residence.

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

\_\_\_\_\_  
**Fire Prevention Officer**

\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

07/10/2012

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD



# Certificate of Occupancy



## CITY OF PORTLAND, MAINE

Department of Planning and Urban Development  
Building Inspections Division

Location: 31 SUMAC ST

CBL: 378- A-022-001

Issued to: DKC PROPERTIES LLC

Date Issued: 11/2/2012

**This is to certify** that the building, premises, or part thereof, at the above location, built-altered-changed as to use under Building Permit No. 2012-04-3820-SF, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

ENTIRE

APPROVED OCCUPANCY

USE GROUP R-3  
TYPE 5-B  
IRC 2009 (MUBEC)

**Limiting Conditions:** This Temporary Certificate of Occupancy expires on, December 3, 2012, pending DRC approval.

Approved:

11-2-12

(Date)

Inspector

Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
  - **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
  - **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**
1. Footings/Setbacks prior to pouring concrete
  2. Foundation wall prior to backfill
  3. Close In Elec/Plmb/Frame prior to insulate or gypsum
  4. Insulation prior to Close-In.
  5. Final Inspection/ Certificate of Occupancy

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Acting Director of Planning and Urban Development  
Gregory Mitchell

Job ID: 2012-04-3820-SF

Located At: 31 SUMAC ST

CBL: 378- A-022-001

## **Conditions of Approval:**

### **Zoning**

1. This permit is being approved on the basis of plans submitted including revised site plan received 6/26/12. Any deviations shall require a separate approval before starting that work.
2. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

### **Fire**

1. All construction shall comply with City Code Chapter 10.
2. A sprinkler system shall be installed.
3. A separate no fee One- or Two-family Fire Sprinkler Permit is required.
4. All smoke detectors and smoke alarms shall be photoelectric.
5. Hardwired Carbon Monoxide alarms with battery back up are required on each floor.
- 6. Sprinkler requirements**
7. The sprinkler system shall be installed in accordance with NFPA 13D. A compliance letter is required.
8. All control valves shall be supervised in accordance with NFPA 13D. Pad locks shall only be installed on valves designed to be secured in the open position by pad lock.
9. Application requires State Fire Marshal approval.

### **Building**

1. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section R612.3.
3. A code compliant emergency escape shall be provided in each bedroom. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room, or in compliance with Section R612.4.2 Operation for emergency escape.
4. A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Fall protection (36 inches) from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.

5. Stairway headroom shall be not less than 6 feet 8 inches measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or platform.
6. Ventilation of this space is required per ASRAE 62.2 , 2007 edition; Contractor agreed that the "building envelope" insulation will comply with the IECC, 2009 (Maine State Energy Codes).
7. A Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.
8. Hardwired photoelectric interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level. A field inspection will verify your current smoke detector arraignment and the City's minimal code requirements.
9. R807.1 Attic access. Buildings with combustibile ceiling or roof construction shall have an attic access opening to attic areas that exceed 30 square feet and have a vertical height of 30 inches or greater. The vertical height shall be measured from the top of the ceiling framing members to the underside of the roof framing members. The rough-framed opening shall not be less than 22 inches by 30 inches and shall be located in a hallway or other readily accessible location.
10. Section R317 Protection of Wood and Wood Based Products against decay. All wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches from the exposed ground.
11. Owner is amending plans for a Structural Ridge in compliance with Section R802.3 & R802.3.1 of MUBEC.
12. R502.6 Bearing. The ends of each joist, beam or girder shall have not less than 1.5 inches of bearing on wood or metal and not less than 3 inches on masonry or concrete except where supported on a 1-inch-by-4-inch ribbon strip and nailed to the adjacent stud or by the use of approved joist hangers.

## **DRC**

1. The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
2. The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent monumentation/pins identifying property corners.
3. A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
4. All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a certificate of occupancy.
5. The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
6. Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.

7. All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy. A performance guarantee will be required to cover the cost of site work not completed due to seasonal conditions ie., finish grading, loaming, seeding, mulching, installation of street trees, etc. The performance guarantee must be reviewed, approved, and accepted by the Planning Authority prior to the release of a Temporary Certificate of Occupancy.
8. Trees that are designated to be saved are to be protected during excavation and construction. Tree protection fencing is to be installed around the tree canopy drip line prior to the start of any excavation. Tree protection measures are to be inspected and maintained daily.
9. Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintained daily.
10. The limits of allowable clearing shall be clearly marked with flagging or temporary fencing. Absolutely no clearing is to take place within, or encroach into the "do not disturb/no cut" zone. All conditions listed in the approved subdivision plan, as they relate to this lot shall be followed.
11. A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Services must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
12. All work proposed to be completed in the City's right-of-way shall be constructed in accordance with the City of Portland Technical Manual.

## Jonathan Rioux - 31 Sumac St.

---

**From:** Jonathan Rioux  
**To:** dkchrist59@yahoo.com  
**Date:** 7/10/2012 9:28 AM  
**Subject:** 31 Sumac St.  
**Attachments:** 20120710091408411.pdf

---

Mr. Christian,

Attached is an e-copy of your building permit, with conditions of approval.

Please submit specification (From your Supplier) for the Structural Ridge amendment, and how it will be posted to the foundation.

*Note: Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2-inch gypsum board. Attached is our minimal requirements for interior Girder spans- the plan specification do not appear to meet our minimal building code requirements. JGR.*

Jonathan Rioux  
Code Enforcement Officer/ Plan Reviewer

City of Portland  
Planning and Urban Development Department  
Inspection Services Division  
389 Congress St. Rm 315  
Portland, ME 04101  
Office: 207.874.8702  
Support Staff: 207.874.8703  
[jrioux@portlandmaine.gov](mailto:jrioux@portlandmaine.gov)

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1) _____		
Component	Submitted Plan	Findings/Revisions/Dates
<b>STRUCTURAL</b> Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	10'x24" w/ keyway 8" Thick Wall 4" slab	okay
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	Damp proofing Radon / Y pipe	okay
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	okay
Anchor Bolts/Straps, spacing (Section R403.1.6)	1/2 1-0" Corner 6-0" O.C	okay
Lally Column Type (Section R407)	3 1/2" Lally 24x24" Footing	okay
Girder & Header Spans (Table R 502.5(2))	(3) 2x12" 7-6" Max	Sec Encl 07/10/12
Built-Up Wood Center Girder Dimension/Type	4-1 3/4" x 9 1/2" LVL	Need Specs.
Sill/Band Joist Type & Dimensions	2x6" P.T	okay
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10" e16" O.C 13'-0" Max	okay
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10" e16" O.C. 13'-0" Max	okay
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))		



<b>Type of Heating System</b>		
<b>Means of Egress (Sec R311 &amp; R312)</b> Basement  Number of Stairways  Interior  Exterior  Treads and Risers (Section R311.5.3)  Width (Section R311.5.1)  Headroom (Section R311.5.2)  Guardrails and Handrails (Section R312 & R311.5.6 – R311.5.6.3)	Dog House           7 1/4" x 10"  36" ~	
Carbon Monoxide Alarms (R315) Smoke Alarms (Section R313) Location and Interconnected		
Dwelling Unit Separation (Section R302.3)		
Deck Construction (Section R502.2.1)	(3) 2x10"	

AM

DKCHRISTY@y2koo.com

		07/10/12
Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	$12 \begin{matrix} \nearrow 12 \\ \searrow 12 \end{matrix}$ F.S. $8.5 \begin{matrix} \nearrow 12 \\ \searrow 12 \end{matrix}$ 2x10" @ 16" o.c. w/ 2x12" Ridge 2x6" @ 16" o.c. Collar Truss	Amending to Structural Ridge connections to top-plate?
Sheathing; Floor, Wall and Roof (Table R503.2.1.1(1))	Floor: 3/4 Wall: 7/16 Roof: 7/16	
Fastener Schedule (Table R602.3(1) & (2))		
<b>Private Garage</b> (Section R309) Living Space ? (Above or beside)	N/A	okay
Fire separation (Section R309.2)		
Opening Protection (Section R309.1)	N/A	okay
Emergency Escape and Rescue Openings (Section R310)	"Egress" windows	
Roof Covering (Chapter 9)	Asphalt	
Safety Glazing (Section R308)		
Attic Access (Section R807)	"Attic Access" Req. # 3	○ 22x30" min. Req.
Chimney Clearances/Fire Blocking (Chap. 10)	N/A	
Header Schedule (Section 502.5(1) & (2))	(3) 2x6 3'-0" / (3) 2x0 4'-6" to 6'-0" (3) 2x8 3'-1" to 4'-6" / (3) 2x12 6'-1" to 8'-0"	
Energy Efficiency IECC, 2009 R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration Ventilation of Space per ASRAE 62.2, 2007		Owner str. "will comply w/code"

**City of Portland, Maine - Building or Use Permit Application**

389 Congress Street, 04101 Tel: (207) 874-8703, FAX: (207) 8716

Job No: 2012-04-3820-SF	Date Applied: 4/20/2012	CBL: 378- A-022-001	
Location of Construction: 0 SUMAC ST (located behind 25 Sumac)	Owner Name: BRENT D BRAASCH	Owner Address: 25 SUMAC ST PORTLAND, ME 04103	Phone:
Business Name:	Contractor Name: DKC Properties LLC	Contractor Address: #5 Rear Industry Rd., South Portland ME 04106	Phone: (207) 749-2236
Lessee/ <u>Buyer's Name:</u> DKC Properties, LLC - Dwane Christian Christian	Phone: 207-749-2236	Permit Type: BLDG - Building	Zone: R-2
Past Use: Vacant lot split off from 25 Sumac	Proposed Use: Build New Single family home - cape with full dormer - 26' x 32'	Cost of Work: 115000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>Capt [Signature]</i>	Inspection: Use Group: R3 Type: SB IRC 2009 (MUBC) Signature: <i>[Signature]</i>
Proposed Project Description: New 26/32 Cape; 3-4 Bed; 1.75 Ba; no garage.	Pedestrian Activities District (P.A.D.)		

Permit Taken By:	<b>Zoning Approval</b>		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetlands <i>N/A</i> <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <i>Zone X-panel 2</i> <input checked="" type="checkbox"/> Site Plan <i>Level I Minor Residential</i> <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date:	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	<b>Historic Preservation</b> <input type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:

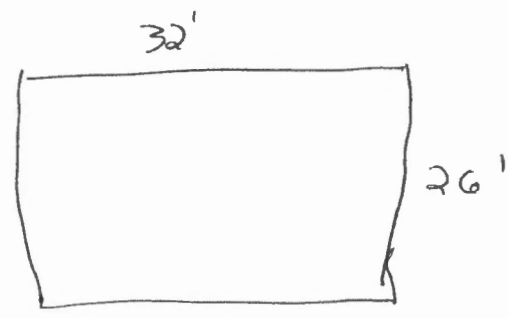
**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

7-31-12 DWM Footing OK offsets by surveyor.

8-8-12 DWM Backfill  
OK



9-12-12 DWM

Close-in Revised plan submitted 2012-07-4522 ALTR  
Rec'd E-mail re ridge. Provide Floor Joist cut sheets

10-31-12 DWM/BKL/John Martell Dwayne 749-2236 Final  
Provide Fire <sup>sprinkler cert + SFM</sup> + Elec Smks, Landings, DRC

~~10~~ 11-2-12 DWM/BKL Dwayne Final OK pending DRC



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

## Receipts Details:

**Tender Information:** Check , Check Number: 6107  
**Tender Amount:** 1645.00

## Receipt Header:

**Cashier Id:** bsaucier  
**Receipt Date:** 4/20/2012  
**Receipt Number:** 43108

## Receipt Details:

Referance ID:	6193	Fee Type:	BP-C of O
Receipt Number:	0	Payment Date:	
Transaction Amount:	75.00	Charge Amount:	75.00
Job ID: Job ID: 2012-04-3820-SF - New 26/32 Cape; 3-4 Bed; 1.75 Ba; no garage.			
Additional Comments: 25A Sumac St.			

Referance ID:	6195	Fee Type:	BP-MSFSR
Receipt Number:	0	Payment Date:	
Transaction Amount:	300.00	Charge Amount:	300.00
Job ID: Job ID: 2012-04-3820-SF - New 26/32 Cape; 3-4 Bed; 1.75 Ba; no garage.			

Additional Comments:

Referance ID:	6196	Fee Type:	BP-INSP
Receipt Number:	0	Payment Date:	
Transaction Amount:	100.00	Charge Amount:	100.00
Job ID: Job ID: 2012-04-3820-SF - New 26/32 Cape; 3-4 Bed; 1.75 Ba; no garage.			
Additional Comments:			

Referance ID:	6197	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	1170.00	Charge Amount:	1170.00
Job ID: Job ID: 2012-04-3820-SF - New 26/32 Cape; 3-4 Bed; 1.75 Ba; no garage.			
Additional Comments:			

Thank You for your Payment!



# PORTLAND, MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

**Planning & Urban Development Department**  
Gregory A. Mitchell, Acting Director

**Planning Division**  
Alexander Jaegerman, Director

**MAY 11, 2012**

Mr. Duane Christian  
DKC Properties, LLC  
#5 Rear Industry Road  
South Portland, Maine 04106

**RE:** Review Comments for Single Family Site Plan

**Project Name:** Christian Single Family  
**Project ID:** 2012-04-3820-SF  
**Project Address:** 0 Sumac Street **CBL:** 378 - A - 022-001  
**Planner:** Philip DiPierro

Dear Mr. Christian:

Thank you for submitting your site plan for a single family residence at Sumac Street.

This proposal is being reviewed as a single family site plan for Planning Authority review subject to the following applicable Land Use Code provisions:

- Site Plan Ordinance, Article V

The following additional information must be submitted in order for the approval process to move forward.

**Survey Requirements:**

1. Please submit a revised survey to include the following information:
  - Please add the flood zone information to the survey, ie. which zone the property is in based on the FEMA Flood Insurance Rate Map,
  - Property corners. Where no property markers exist, the City of Portland requires that the property markers be installed at all corners and, in some instances that a

City Hall, 389 Congress Street . Portland, ME 04101-3509 . Ph (207) 874-8719 . Fx 756-8258 . TTY 874-8936

**Zoning Requirements:**

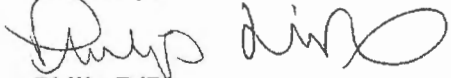
1. Please submit a revised site plan that includes the following information:
  - Please remove the garage footprint from the plan since it is not proposed to be built at this time.

**Additional Submittals Required:**

1. The Planning Authority may request additional information during the continued review of the proposal according to applicable laws, ordinances and regulations.

Please submit three (3) complete sets of revised final plans to address staff comments. Upon receipt of the revised material, the City of Portland will review the additional plans and information for conformance with applicable ordinances. If you have any questions, feel free to contact me at 874-8632 or by email at [pd@portlandmaine.gov](mailto:pd@portlandmaine.gov).

Sincerely,



Philip DiPierro  
Development Review Coordinator

**Electronic Distribution:**

Ann Machado, Zoning Specialist  
David Margolis-Pineo, Deputy City Engineer



(378-A-21) Entered 4/20/12 (2)  
 split off from 25 Sumac St

R-2

Location/Address of Site: 25 <sup>0</sup> Sumac St. 2012-04-3820-SF		
Total Square Footage of Proposed Structure/Area: 1664	Area of lot (total square feet): 15,587	Number of Stories: 2
Tax Assessor's Chart, Block & Lot(s) Chart# 378 Block # A Lot# 22	Fees Paid: (for Office Use Only) Site Plan _____ Building Permit _____ Inspection _____	Cost of Work: Work: \$115K. C of O Fee \$75
Current Legal Use: Number of residential Units 1	If vacant, previous use?	Is property part of a subdivision? No. If yes, please name:
Proposed Use and Project Description: 26/32 Cape. 3 Bed, 1 1/4, no Garage		
Applicant - must be owner, Lessee or Buyer Name: DKC Properties LLC. Business Name, if applicable: (Dwane Christian) Address: 5 (rear) Industry Rd. City/State: South Portland Zip Code: 04106.		Applicant Contact Information Work # Home# Cell # 207-749-2236. e-mail:
Owner - (if different from Applicant) Name: Address: City/State: Zip Code:		Owner Contact Information Work # Home# Cell # e-mail:
Agent/ Contractor Name: Address: City/State: Zip Code:		Agent/Contractor Contact Information Work # Home# Cell # e-mail:
Billing Information Name: Address: City/State: Zip Code: Phone Number:		Contact when Building Permit is Ready: Name: Address: City/State: Zip Code: Phone Number:

RECEIVED  
 APR 20 2012  
 Dept. of Building Inspections  
 City of Portland Maine

**DEVELOPMENT REVIEW FEES:**

Check all reviews that apply. Payment may be made in cash or check to the City of Portland.

<b>Level I Minor Residential Site Plan</b> ___ Application Fee (\$300.00 flat fee)  The City invoices separately for the following: • Notices (\$.75 each)	<b>Fees Paid</b> (office use)  ___	
<b>Inspection Fee:</b> Inspection fee due after approval (for site plan inspection by the Planning Division)	\$100 (flat fee)	300 100
<b>Performance Guarantee</b>	Exempt except for those projects that complete construction in the winter and the site work is incomplete.	75 60
<b>Building Permit Fee</b>	\$30 for the first \$1,000 construction cost, \$10 per additional \$1,000 cost.	1170
		1645 <u>1570</u>

**Application Check List:**

As of December 1, 2010, all site plans and written application materials must be uploaded to a website for review. At the time of application, instructions for uploading the plans will be provided to the applicant. One paper set of the plans, written materials and application fee must be submitted to the Planning Division Office to start the review process.

**Refer to the application checklist for a detailed list of submittal requirements.**

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: [www.portlandmaine.gov](http://www.portlandmaine.gov) Copies of the ordinances may be purchased through the Planning Division. All of the information on the checklist must be submitted for review. The applicant must check off the items contained in the application package to ensure the application is complete.


**Property Taxes:**

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before a permit of any kind is accepted.

**Separate Permits:**

Separate permits are required for internal and external plumbing, HVAC, and electrical installations.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Planning Authority and Code Enforcement's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

<b>Signature of Applicant:</b>  	<b>Date:</b>  4/19/12.
---	------------------------------

**This is not a permit; you may not commence any work until the permit is issued.**

**General Submittal Requirements – Level I Minor Residential**

<b>Applicant Checklist</b>	<b>Planner Checklist (internal)</b>	<b>Number of Copies</b>	<b>Submittal Requirement</b>
<input type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Completed application form and check list.
<input type="checkbox"/>	<input type="checkbox"/>	1	Application fees.
<input type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Evidence of right, title and interest.
<input type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Copies of required state and/or federal permits.
<input type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Written Description of existing and proposed easements or other burdens.
<input type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Written requests for waivers from individual site plan and/or technical standards.
<input type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Evidence of financial and technical capacity.
<input type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Written summary of fire safety (referencing NFPA fire code and Section 3 of the City of Portland Technical Manual). Refer to Fire Department Checklist on page 6 of this application.

**Site Plans and Boundary Survey Requirements – Level I Minor Residential**

<b>Applicant Checklist</b>	<b>Planner Checklist (internal)</b>	<b>Number of Copies</b>	<b>Submittal Requirement</b>
<input type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Boundary survey meeting the requirements of section 13 of the City of Portland Technical Manual with the site plan information listed below shown on the plan, including a north arrow and a scale greater than or equal to 1"=20'. (Photocopies of the plat or hand drawn building footprints will not be accepted.)
<input type="checkbox"/>	<input type="checkbox"/>		<ul style="list-style-type: none"> <li>▪ <i>Zoning district, setbacks and dimensional requirements. Show zone lines and overlay zones that apply to the property, including Shoreland Zone &amp;/or Stream Protection Zone.</i></li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>		<ul style="list-style-type: none"> <li>▪ <i>Existing and proposed structures (including location of proposed piers, docks or wharves if in Shoreland Zone).</i></li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>		<ul style="list-style-type: none"> <li>▪ <i>Location and dimension of existing and proposed paved areas.</i></li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>		<ul style="list-style-type: none"> <li>▪ <i>Proposed ground floor area of building.</i></li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>		<ul style="list-style-type: none"> <li>▪ <i>Finish floor elevation (FEE) or sill elevation.</i></li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>		<ul style="list-style-type: none"> <li>▪ <i>Exterior building elevations (show all 4 sides).</i></li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>		<ul style="list-style-type: none"> <li>▪ <i>Existing and proposed utilities (or septic system, where applicable)</i></li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>		<ul style="list-style-type: none"> <li>▪ <i>Existing and proposed grading and contours.</i></li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>		<ul style="list-style-type: none"> <li>▪ <i>Proposed stormwater management and erosion controls.</i></li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>		<ul style="list-style-type: none"> <li>▪ <i>Total area and limits of proposed land disturbance.</i></li> </ul>

<input type="checkbox"/>	<input type="checkbox"/>	▪ Proposed protections to or alterations of watercourses.
<input type="checkbox"/>	<input type="checkbox"/>	▪ Proposed wetland protections or impacts.
<input type="checkbox"/>	<input type="checkbox"/>	▪ Existing vegetation to be preserved and proposed site landscaping and street trees (2 trees per unit for a single or two-family house).
<input type="checkbox"/>	<input type="checkbox"/>	▪ Existing and proposed curb and sidewalk, except for a single family home.
<input type="checkbox"/>	<input type="checkbox"/>	▪ Existing and proposed easements or public or private rights of way.
<input type="checkbox"/>	<input type="checkbox"/>	▪ Show foundation/perimeter drain and outlet.
<input type="checkbox"/>	<input type="checkbox"/>	▪ Additional requirements may apply for lots on unimproved streets.
<input type="checkbox"/>	<input type="checkbox"/>	3 <del>(1 paper copy</del> <del>as of Dec. 1)</del> Three sets of the reduced boundary survey/site plan is required if original is larger than 11'x17' <i>full size</i>

Building Permit Submittal Requirements –Level I: Minor Residential Development			
Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
		1	One (1) complete set of construction drawings must include:
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Cross section with framing details
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Floor plans and elevations to scale
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Stair details including dimensions of : rise/run, head room, guards/handrails, baluster space
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Window and door schedules
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Foundation plans w/required drainage and damp proofing , if applicable
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Detail egress requirements and fire separation, if applicable
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IEEC 2003
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Reduced plans or electronic files in pdf format are also required if original plans are larger than 11X17"

**Reminder:** Separate permits are required for internal and external plumbing, HVAC, and electrical installations. Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused. The Planning and Urban Development Department may request additional information prior to the issuance of a permit.

## Site Plan Standards for Review of Level I: Minor Residential

Level I: Minor Residential site plan applications are subject to the following site plan standards\*, as contained in section 14-526 of Article V, Site Plan:

- 14-526 (a) **Transportation Standards:** 2.a.(i) and (ii);  
2.c (if the site plan is a two-family or multi-family building);  
4.a.(i) and (iv)
- 14-526 (b) **Environmental Quality Standards:** 1  
2.a.  
2.b.(iii)  
3.a., c. and d. and e.
- 14-526 (c) **Public Infrastructure and Community Safety Standards:** 1. and 3.a through e.
- 14-526 (d) **Site Design Standards:** 5. and 9.

*\*Except as provided in Article III of the City Code, or to conditions imposed under Section 14-526(e) only, or to those submission requirements set forth in section 14-527 as relate solely thereto.*



### PORTLAND FIRE DEPARTMENT SITE REVIEW FIRE DEPARTMENT CHECKLIST



A separate drawing[s] shall be provided to the Portland Fire Department for all site plan reviews.

1. Name, address, telephone number of applicant.
2. Name address, telephone number of architect
3. Proposed uses of any structures [NFPA and IBC classification]
4. Square footage of all structures [total and per story]
5. Elevation of all structures
6. Proposed fire protection of all structures
  - **As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)**
7. Hydrant locations

Purchase and sales agreement

Seller Brent d. Braasch of 25a sumac street Portland

Agrees to sell back lot located at 25 b Sumac street as seen on plan of Survey Inc. being 15000 square feet + or -

~~\$45000.00~~ *45000.00 DNE FB*

For the sum of ~~\$40500.00~~ . Buyer Simple Green

contractor's llc. And or assigns. The buyer will close as soon as possible. Buyer will pay all fees except state and local taxes that are due at closing (prorated). And any liens or mortgages on the property. Seller will deliver a warranty deed. Balance due ~~\$40,000.00~~ at closing.

~~\$45000.00~~ *45000.00 DNE FB*

Closing on property on or before ~~March 4, 2012~~ *MAY 31, 2012 DNE FB*

*[Handwritten signature]*

*2-3-2012*

Buyer

*2-3-2012*

Seller

*[Handwritten signature]*

*MANAGER OF SIMPLE GREEN CONTRACTORS LLC.*

*Seller Agrees To PAY \$700.00 To go to Legal To Tom Sewel for EASEMENT DOCS*

*WNE FB*

RECEIVED

MAY 09 2012

Dept. of Building Inspections  
City of Portland Maine

~~If there are images in this attachment, they will not be displayed.~~

### Assignment of contract

For contract from Brent Braasch to Simple Green contractors llc.  
dated feb. 3 2012

On lot to be purchased at 25 Sumac Street rear Portland Maine  
04105.

Purchase price of contract \$5000 to paid before closing on day  
of closing

To Simple Green Contractors llc. by Dwane Christian (for the  
contract and or DK C Properties LLC)

Closing to be on or before 5/17/2012

\$1500 non refundable deposit to go to seller to come off  
purchase price of  
\$45000

5/7/12.

Simple Green Contractors llc  
 M. P. ...

RECEIVED

MAY 09 2012

Dept. of Building Inspections  
City of Portland Maine

RECEIVED

MAY 09 2012

Dept. of Building Inspections  
City of Portland Maine

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that **BRENT D. BRAASCH** of Portland, Maine, for consideration paid, grants to **DKC PROPERTIES, LLC**, a Maine limited liability company with a mailing address at 181 Middle Road, Falmouth, ME 04105, with **WARRANTY COVENANTS**, a certain lot or parcel of land situated in the City of Portland, County of Cumberland, and State of Maine, described as follows:

Beginning at an iron pin located on the northerly sideline of Sumac Street, said iron pin marking the southeasterly corner of land now or formerly of Russell as described in deed Book 5091, Page 17, Cumberland County Registry of Deeds, and is located 397.70 feet southwesterly from the westerly sideline of Summit Street, said pin also marking the southwestern corner of Lot 14 as shown in Plan Book 35, Page 36 at said Registry; thence north 20° 40' 56" west along sideline of land now or formerly of Russell and Lot 14 as shown on said Plan, 199.12 feet to a No. 5 rebar at land now or formerly of Flannigan as described in deed Book 15442, Page 310 at said Registry, said rebar marks the northwest corner of Lot 14 as shown on said Plan; thence north 67° 19' 04" east across land of Flannigan and Mariachi as described in deed Book 13867, Page 221 at said Registry, and Lots 14 & 12 as shown on said Plan, 130.00 feet to a No. 5 rebar at land of Tisdale; thence south 20° 40' 56" east along land of Tisdale as described in deed Book 6503, Page 4 in said Registry and Lot 12 as shown on said Plan, 108.64 feet to a No. 5 rebar; thence south 67° 19' 04" west across Lots 12 & 14 as shown on said Plan and land of former Grantor, 114.99 feet to a No. 5 rebar; thence south 20° 40' 56" east continuing across land of former Grantor and Lot 14, 73.41 feet to a No. 5 rebar; thence south 86° 17' 40" east across land of former Grantor and Lot 14 as shown on said Plan, 38.40 feet to a No. 5 rebar located on the northerly sideline of Sumac Street; thence south 67° 19' 04" west along the northerly sideline of Sumac Street, 50.00 feet to the point of beginning.

Said parcel contain 15,770 square feet. Bearings are magnetic of the year 2003. Said parcel subject to easements and/or right of ways of record. The above description supplied by Survey, Inc., dated June 17, 2003.

This conveyance is subject to an easement for the benefit of other land of Brent D. Braasch, being a 10,100 square foot lot located at 23-27 Sumac Street as described in deed recorded at said Registry in Book 21632, Page 348. The easement shall extend to a triangular area at the northeast portion of the Grantor's frontage on Sumac Street, and shall include three feet of frontage on Sumac Street, and extending northwesterly therefrom and keeping the southwesterly boundary of the easement area perpendicular to Sumac Street. The easement is for vehicular and pedestrian access and for utilities. The easement largely coincides with an existing driveway encroachment shown on Exhibit A, which exhibit is a portion of the unrecorded survey prepared by Survey, Inc., referenced above. The Grantee (owner of 23-27 Sumac) shall indemnify the Grantor (owner of 29-31 Sumac) from any liability or claim arising out of the use of the easement.



IN WITNESS WHEREOF, the said Brent D. Braasch has set his hand this \_\_\_\_ day of May, 2012.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Brent D. Braasch

STATE OF MAINE  
COUNTY OF CUMBERLAND

May \_\_\_\_, 2012

Then personally appeared Brent D. Braasch, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

\_\_\_\_\_  
Attorney at Law/Notary Public

N67°19'04"E

130.00

Exhibit A

88° 00'

92° 00'



AREA  
15,587 S.F.

108.64

S20°40'56"E 199.12

N20°40'56"W  
199.12

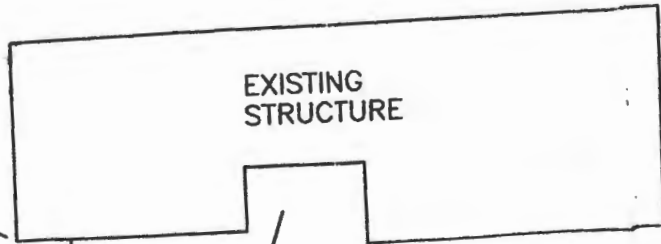
N67°19'04"E  
114.99

AREA  
10,100 S.F.

15'

N20°40'56"W  
73.41

90.48



EXISTING  
STRUCTURE

25'

38.40

N86°17'40"W

*easement area*

50.00

S67°19'04"W 130.00

80.00

267.70'

OHP

#2

13

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, I, Bridgeview, LLC, of Portland, Maine for consideration paid, grants to Brent D. Braasch, whose mailing address is 25 Sumac Street, Portland, Maine 04103, with covenants, the real property in Portland, County of Cumberland, State of Maine, described as follows:

A certain lot or parcel of land with buildings thereon situated in the City of Portland, County of Cumberland and State of Maine more fully described as follows:

Beginning at an iron pin located on the northerly sideline of Sumac Street, said iron pin marking the southeasterly corner of land now or formerly Russell as described in deed Book 5091, Page 17 Cumberland County registry of Deeds and is located 397.70 feet southwesterly from the westerly sideline of Summit Street, said pin also marking the southwestern corner of lot 14 as shown in plan book 35, page 36 Cumberland County Registry of Deeds; thence north 20° 40' 56" west along sideline of land now or formerly Russell and lot 14 as shown on said plan, 199.12 feet to a no. 5 rebar at land now or formerly Flannigan as described in deed Book 15442, Page 310 Cumberland County Registry of Deeds, said rebar marks the northwest corner of lot 14 as shown on said plan; thence north 67° 19' 04" east across land of Flannigan and Mariachi as described in deed Book 13867, Page 221 Cumberland County Registry of Deeds, and lots 14 & 12 as shown on said plan, 130.00 feet to a no.5 rebar at land of Tisdale; thence south 20° 40' 56" east along land of Tisdale as described in deed Book 6503, Page 4 Cumberland County Registry of Deeds and lot 12 as shown on said plan, 108.64 feet to a no. 5 rebar; thence south 67° 19' 04" west across lots 12 & 14 as shown on said plan and land of Grantor herein, 114.99 feet to a no. 5 rebar; thence south 20° 40' 56" east continuing across land of Grantor herein and lot 14, 73.41 feet to a no. 5 rebar; thence south 86° 17' 40" east across land of Grantor herein and Lot 14 as shown on said plan, 38.40 feet to a no. 5 rebar located on the northerly sideline of Sumac Street; thence south 67° 19' 04" west along the northerly sideline of Sumac Street, 50.00 feet to the point of beginning.

Said parcel contains 15,770 square feet. Bearings are magnetic of the year 2003. Said parcel subject to easement and/or right of ways of record. The above description supplied by Survey, Inc. dated June 17, 2003.

Meaning and intending to convey the premises conveyed to Bridgeview, LLC by Warranty Deed from Brent D. Braasch and recorded in the Cumberland County Registry of Deeds in Book 22248, Page 34.

WITNESS my hands and seals this 9th day of June, 2005.

Signed, sealed and delivered in the presence of

Laurie J. Hayer  
Witness to all

[Signature]  
Bridgeview, LLC  
[Signature]

State of Maine  
County of Cumberland

JUNE 9, 2005

Then personally appeared the above named Bridgeview, LLC and acknowledged the foregoing instrument to be his free act and deed.

Before me,

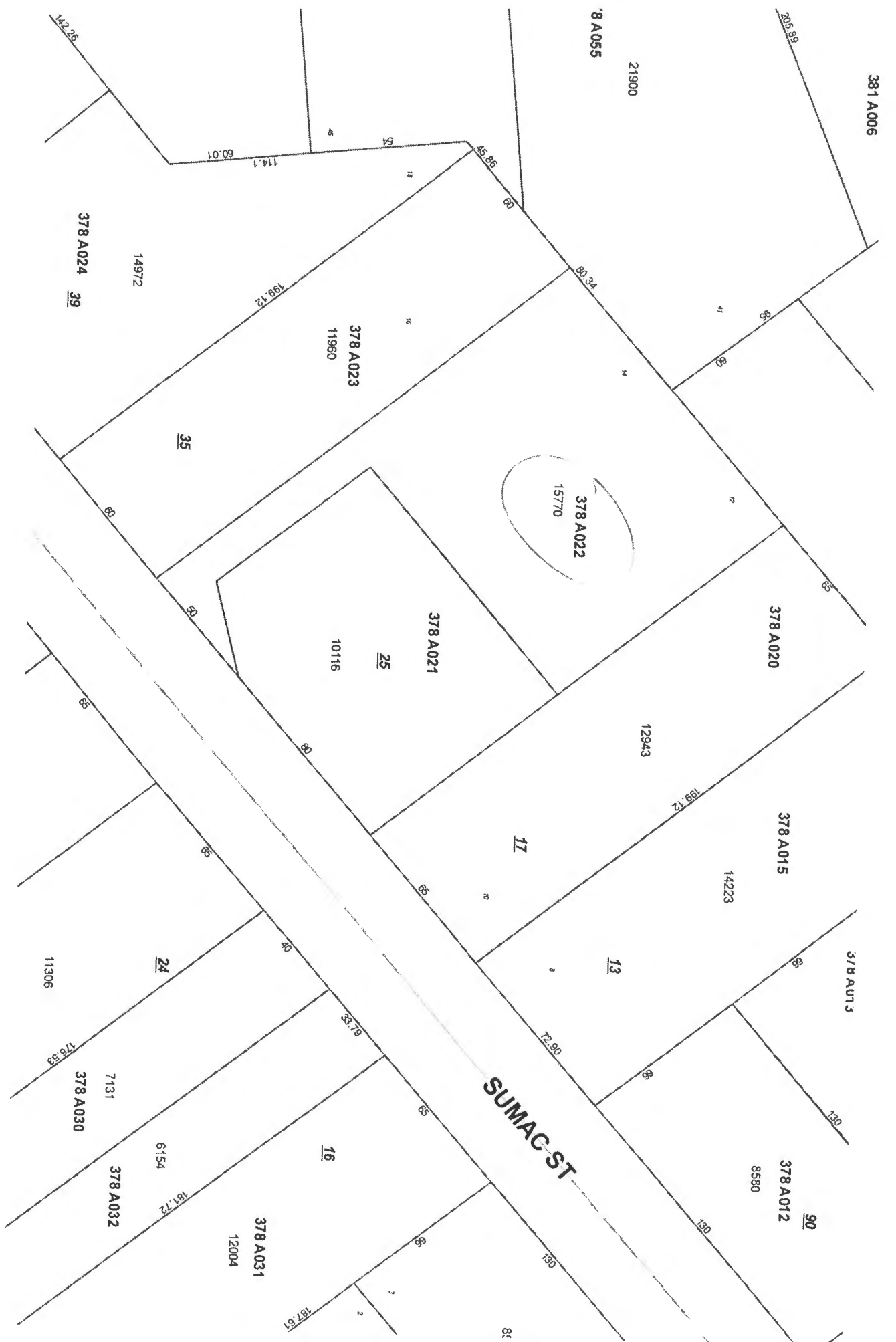
Laurie J. Hayer  
Notary Public/Attorney at Law  
Commission expires:

Laurie J. Hayer, Notary Public  
State of Maine  
My Commission Expires 10/15/2005

SEAL

Received  
Recorded Register of Deeds  
Nov 10, 2005 11:18:18A  
Cumberland County  
Joan B. O'Brien

MAINE REAL ESTATE TAX PAID



381 A006

21900

8 A055

55.86

114.1

60.01

378 A024

14972

39

378 A023

11960

378 A022

15770

378 A021

10116

378 A020

12943

378 A015

14223

378 A013

17

13

378 A012

8580

90

SUMAC ST

378 A031

12004

378 A032

378 A030

11306

7131

6154

176.93

187.61

181.72

37.87

72.90

199.12

199.12

130

130

84

16

24

25

35

142.26

203.96

378 A024

378 A023

378 A022

378 A021

378 A020

378 A015

378 A013

378 A012

378 A031

378 A032

378 A030



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

*Greg Mitchell - Acting Director of Planning and Urban Development  
Marge Schmuckal, Zoning Administrator*

February 17, 2012

David McGovern  
35 Allen Ave Ext  
Falmouth, ME 04105

RE: 25 Sumac Street – 378-A-21 & 22 – R-2 Zone

Dear Mr. McGovern,

I am in receipt of your request for a determination letter concerning the rear, vacant described lot behind the single family developed lot located at 25 Sumac Street. Both the developed and undeveloped lots are located in an R-2 residential zone.

My determination is based upon a signed and sealed survey performed by Robert N. Farthing, PLS, and dated June, 2003 and called a “boundary survey, proposed lot split”.

Based upon the submitted survey, the vacant rear lot (378-A-22) is meeting or can meet, when it is built upon, all the Land Use R-2 dimensional requirements. The rear lot is considered to be “buildable” at this time. Further, the front lot retains its conformity even with the proposed lot split.

It is noted that there is an encroachment of the driveway for 25 Sumac Street onto the newly proposed lot at the street line. It is recommended that prior to the finalization of the lot split by conveyance, that an easement be prepared for the driveway encroachment.

This determination is not an approval to build at this time. Separate permits are required for review and approval prior to any construction.

Very truly yours,

Marge Schmuckal  
Zoning Administrator

file

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

City Home Departments City Council E-Services Calendar Jobs

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

**Current Owner Information:**

**Services**

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

[browse city services a-z](#)

[browse facts and links a-z](#)

<b>CBL</b>	378 A022001
<b>Land Use Type</b>	VACANT LAND
<b>Property Location</b>	0 SUMAC ST
<b>Owner Information</b>	BRAASCH BRENT D 25 SUMAC ST PORTLAND ME 04103
<b>Book and Page</b>	23378/191
<b>Legal Description</b>	378-A-22 SUMAC ST 29-31 15770 SF
<b>Acres</b>	0.362

**Current Assessed Valuation:**

<b>TAX ACCT NO.</b>	48656	<b>OWNER OF RECORD AS OF APRIL 2011</b>
		BRAASCH BRENT D
<b>LAND VALUE</b>	\$72,700.00	25 SUMAC ST
<b>BUILDING VALUE</b>	\$0.00	PORTLAND ME 04103
<b>NET TAXABLE - REAL ESTATE</b>	\$72,700.00	
<b>TAX AMOUNT</b>	\$1,328.96	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).



ADODB.Recordset error '800a0bcd'

Either BOF or EOF is True, or the current record has been deleted. Requested operation requires a current record.

[/searchdetail.asp](#), line 455

Best viewed at 800x600, with Internet Explorer

130.00

92° 00'

88° 00'

AREA  
15,587 S.F.

108.64

S20°40'56"E 199.12

N20°40'56"W 199.12

F  
SELL  
/17

N67°19'04"E  
114.99

AREA  
10,100 S.F.

15'

N20°40'56"W 73.41

90.48

EXISTING  
STRUCTURE

25  
SUMOL

25'

N86°17'40"W 38.40

50.00

80.00

S67°19'04"W 130.00

OHP

#3

#2

Applicant: ~~DKC~~ DKC Properties LLC  
(Dwane Christian)

Address: Behind 25 Sumac St. (27-33)

Date: 4/25/12

C-B-L: 378-A-22

perm. # 2012-04-3820

ORDINANCE

\*revised site plan received 5/13/12

CHECK-LIST AGAINST ZONING

Date - vacant lot split from 25 Sumac St (378-A-21)

OK-

Zone Location - R-2

\*revised site plan 6/26/12 OK

Interior or corner lot -

Proposed Use/Work - build cape w/ full dormer - 26' x 32' (no garage)

Sevage Disposal - public.

Lot Street Frontage - 50' min. - 50' given OK

Front Yard - 25' min - 27' scaled to corner of front porch OK

Rear Yard - 25' min - 37' scaled to rear corner of house OK

Side Yard - 2 stories - 14' min - 49' scaled on left OK  
- 43' scaled on right OK

Projections - front porch 18x6, steps 6x4, rear entry 10' x 5' steps 4x6, doghouse 5x6

Width of Lot - 80' min. - 130' OK

Height - 35' max. - 25.75' scaled OK

Lot Area - 10,000 sq ft min - 15,770 sq ft given OK

house 26' x 32' 832  
18 x 6 = 108  
10 x 5 = 50  
5 x 6 = 30  
6 x 4 = 24  
6 x 4 = 24

Lot Coverage Impervious Surface - ~~20%~~ 20.6% = 3154 sq ft

Area per Family - 10,000 sq ft OK

Off-street Parking - 2 spaces required - dw 120' wide x 26' @ house 6x4 = 24

Loading Bays - N/A

106 sq ft OK

Site Plan - Level I Minor Residential

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 2-Zone X



# Remaining/Existing House Lot

Applicant:

Date: 4/25/12

Address: 25 Sumac St

C-B-L: 378-A-21

## CHECK-LIST AGAINST ZONING ORDINANCE

Date - house built 1952

Zone Location - R-2

Interior or corner lot -

Proposed Use/Work - Check zoning requirements for remaining <sup>house</sup> lot @ 25 Sumac.

Sevage Disposal -

Lot Street Frontage - 50' min - 80' scaled

Front Yard - N/A

Rear Yard - 25' min - 36.5 @ closest point scaled OK

Side Yard - ~~12~~ 1' min -

one sky - 12' min - 24.5 scaled on left OK

Projections -

Width of Lot - 80' min - 115' scaled OK

Height - N/A

Lot Area - 10,000  $\phi$  - 10,776  $\phi$  assessors OK

Lot Coverage Impervious Surface - 20% = 2,023.2  $\phi$  house = 1,520  $\phi$

Area per Family - 10,000  $\phi$  OK

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/Stream Protection -

Flood Plains -

N/A



**IMPORTANT NOTICE FROM CITY OF PORTLAND**

To residents and property owners: A Level I Minor Residential Development application was submitted to the Portland Inspections Division by Brent D Braasch to build a new single family home at 0 Sumac Street (located behind 25 Sumac).

In accordance with the Portland Land Use Ordinance, notices of receipt of a Level I Minor Residential Development application must be sent to neighbors. This application will be reviewed administratively by City Staff.

Plans are available in the Portland Inspections Division, Room 315, City Hall. If you have any questions or wish to submit comments, contact Ann Machado, Zoning Specialist at 874-8709 or email [amachado@portlandmaine.gov](mailto:amachado@portlandmaine.gov)

**IMPORTANT NOTICE FROM CITY OF PORTLAND**

To residents and property owners: A Level I Minor Residential Development application was submitted to the Portland Inspections Division by Brent D Braasch to build a new single family home at 0 Sumac Street (located behind 25 Sumac).

In accordance with the Portland Land Use Ordinance, notices of receipt of a Level I Minor Residential Development application must be sent to neighbors. This application will be reviewed administratively by City Staff.

Plans are available in the Portland Inspections Division, Room 315, City Hall. If you have any questions or wish to submit comments, contact Ann Machado, Zoning Specialist at 874-8709 or email [amachado@portlandmaine.gov](mailto:amachado@portlandmaine.gov)

**IMPORTANT NOTICE FROM CITY OF PORTLAND**

To residents and property owners: A Level I Minor Residential Development application was submitted to the Portland Inspections Division by Brent D Braasch to build a new single family home at 0 Sumac Street (located behind 25 Sumac).

In accordance with the Portland Land Use Ordinance, notices of receipt of a Level I Minor Residential Development application must be sent to neighbors. This application will be reviewed administratively by City Staff.

Plans are available in the Portland Inspections Division, Room 315, City Hall. If you have any questions or wish to submit comments, contact Ann Machado, Zoning Specialist at 874-8709 or email [amachado@portlandmaine.gov](mailto:amachado@portlandmaine.gov)

**IMPORTANT NOTICE FROM CITY OF PORTLAND**

To residents and property owners: A Level I Minor Residential Development application was submitted to the Portland Inspections Division by Brent D Braasch to build a new single family home at 0 Sumac Street (located behind 25 Sumac).

In accordance with the Portland Land Use Ordinance, notices of receipt of a Level I Minor Residential Development application must be sent to neighbors. This application will be reviewed administratively by City Staff.

Plans are available in the Portland Inspections Division, Room 315, City Hall. If you have any questions or wish to submit comments, contact Ann Machado, Zoning Specialist at 874-8709 or email [amachado@portlandmaine.gov](mailto:amachado@portlandmaine.gov)

BALLPARK DRIVE DEVELOPMENT LLC  
67 HAVERTYS WAY  
PORTLAND , ME 04103

BOSWELL JOANNE WID WWII VET  
1955 WASHINGTON AVE  
PORTLAND, ME 04103

DIBIASE THOMAS JR &  
NANCY M SPRINGER  
5 WESTVIEW RD  
WINDHAM, ME 04062

DUDLEY KEITH M &  
MICHELE B DUDLEY JTS  
16 TAYLOR LN  
GRAY , ME 04039

HAVERTY MARY MARGARET I  
67 HAVERTYS WAY  
PORTLAND, ME 04103

JIMINO MICHAEL R &  
MARY ANN JIMINO TRUSTEE  
1407 RIVERSIDE ST  
PORTLAND , ME 04103

ORLANDO ANTHONY &  
SUZANNE ORLANDO JTS  
PO BOX 11606  
PORTLAND , ME 04104

**Labels Requested For CBL:**

---

371 A002

371 A011

371 A031

371 A032

371 A045

371 A046

385A B005

## Gayle Guertin - 0 Sumac notices

---

**From:** Gayle Guertin  
**To:** Ann Machado; Marge Schmuckal  
**Date:** 5/11/2012 2:36 PM  
**Subject:** 0 Sumac notices  
**CC:** Gayle Guertin

---

Abutters notices for 0 Sumac street was mailed out as of 05/11/12.

Thank You  
Gayle

licensed surveyor set and confirm proposed building locations on site prior to the issuance of a building permit,

- Please show the street status on the survey, ie., accepted, continued, discontinued, vacated, etc.,
- All plans shall state the official City of Portland benchmark used as supplied by the Department of Public Services Engineering Division Archivist. Please add this information to the plan,
- The survey needs to tie the property into the nearest accepted street line and the nearest monument or record survey data. Please show this information.
- Please include a revision block on the revised plan set.

Additional information on Survey requirements can be found in the City's Technical Manual, or by contacting Bill Clark in the Engineering Division of the Public Services Department.

#### Site Plan Requirements:

1. Please submit a revised site plan that includes the following information:
  - The City of Portland Technical manual requires a minimum 20 foot separation, measured at the property line, between the edge of the proposed driveway and any existing driveway. A maximum 24 foot opening at the curb line is allowed. A waiver may be granted for a shared driveway access with your neighbor. Please revise the site plan to show how you will meet this standard. If a shared driveway access is proposed, an easement for the shared access must be submitted for review and approval by the City,
  - The west side and the south side of the site appear to be graded in a manner such that stormwater could possibly negatively impact your neighbors. Please revise the grading plan so that the abutters' are not negatively impacted by stormwater, ie. adding drip edge around the foundation, adding field inlets, berming and swaling so that stormwater is directed to the front of the site towards Sumac Street, etc.,
  - Please add the required erosion control measures ie. silt fence or erosion control mix (erosion control plan) in the appropriate areas to the plan,
  - Please show the total area, and limits of ground disturbance in square feet, on the plan,
  - Please submit the proposed utility and construction easements for review and approval,
  - Please state on the site plan the size of the sanitary sewer lateral,
  - Please identify the limits of, and list in square feet, the amount of ground disturbance on the site plan,
  - Please add the two required street trees to the site plan,
  - The Ordinance requires that 30% of the trees, 10" DBH or greater, located within the setback, be preserved. Please explain how you meet this requirement.
  - Sheet 1, note 4 of the site plan lists the total area of the parcel as 15,770 square feet, and note 12 lists the total developed area associated with the lot improvement as 20,000 square feet, please clarify,
  - Sheet 1 of the site plan proposes underground utilities, yet sheet 4 of the site plan proposes overhead utilities, please clarify.

**Subject:** FW: ridge  
**From:** Darryl Raven (draven@rufusdeering.com)  
**To:** DKCHRIST59@YAHOO.COM;  
**Date:** Thursday, July 26, 2012 3:25 PM

Dwane for Summac Street Ridge

---

**From:** Jamie Pouliot [mailto:jpouliot@coastalforestproducts.com]  
**Sent:** Thursday, July 26, 2012 3:11 PM  
**To:** Darryl Raven  
**Subject:** ridge

Hi Darryl,

A 3 ply 11-7/8" LVL will work for that ridge (assuming a post next to the staircase wall). A 2 ply 14" LVL will do the same thing (and be a bit stronger as well). It would be tough to clear span a ridge 32', so I'm hoping that post is okay. Let me know if you need anything else.

Thank you,

Jamie Pouliot

## Coastal Forest Products

451 South River Road

Bedford, NH 03110

Ph: (800) 932-9663 x281

Fax: (603) 634-4444



**From:** scan@oce.com [mailto:scan@oce.com]  
**Sent:** Thursday, July 26, 2012 3:17 PM  
**To:** Jamie Pouliot  
**Subject:** copy

Please NOTE: The information in this transmission is meant only for the intended recipient(s). If you are neither the intended recipient(s) nor a person responsible for the delivery of this transmission to the intended recipient(s), you are hereby notified that any unauthorized distribution or copying of this transmission is prohibited. If you have received this transmission in error, please notify us immediately at (800) 932-9663.

Disclaimer added by **CodeTwo Exchange Rules**  
[www.codetwo.com](http://www.codetwo.com)



REV	BY	DATE	STATUS
A	MWE	5/15/12	REVISED PER REVIEW COMMENTS
B	MWE	6/6/12	REVISED PER REVIEW COMMENTS
C	MWE	6/14/12	REVISED PER REVIEW COMMENTS

N/F  
MELISSA MIRARCHI  
13867/221  
TM 378-B A-L 002

N/F  
KEVIN & ERICA  
KIERSTEAD  
22546/187  
TM 378-B A-L 055

N/F  
JANICE TISDALE  
6503/4  
TM 378-B A-L 020

N/F  
BRENT BRAASCH  
21632/348  
TM 378-B A-L 021

N/F  
RICHARD SORENSON  
2123/310  
TM 378-B A-L 023

RECEIVED

JUN 26 2012

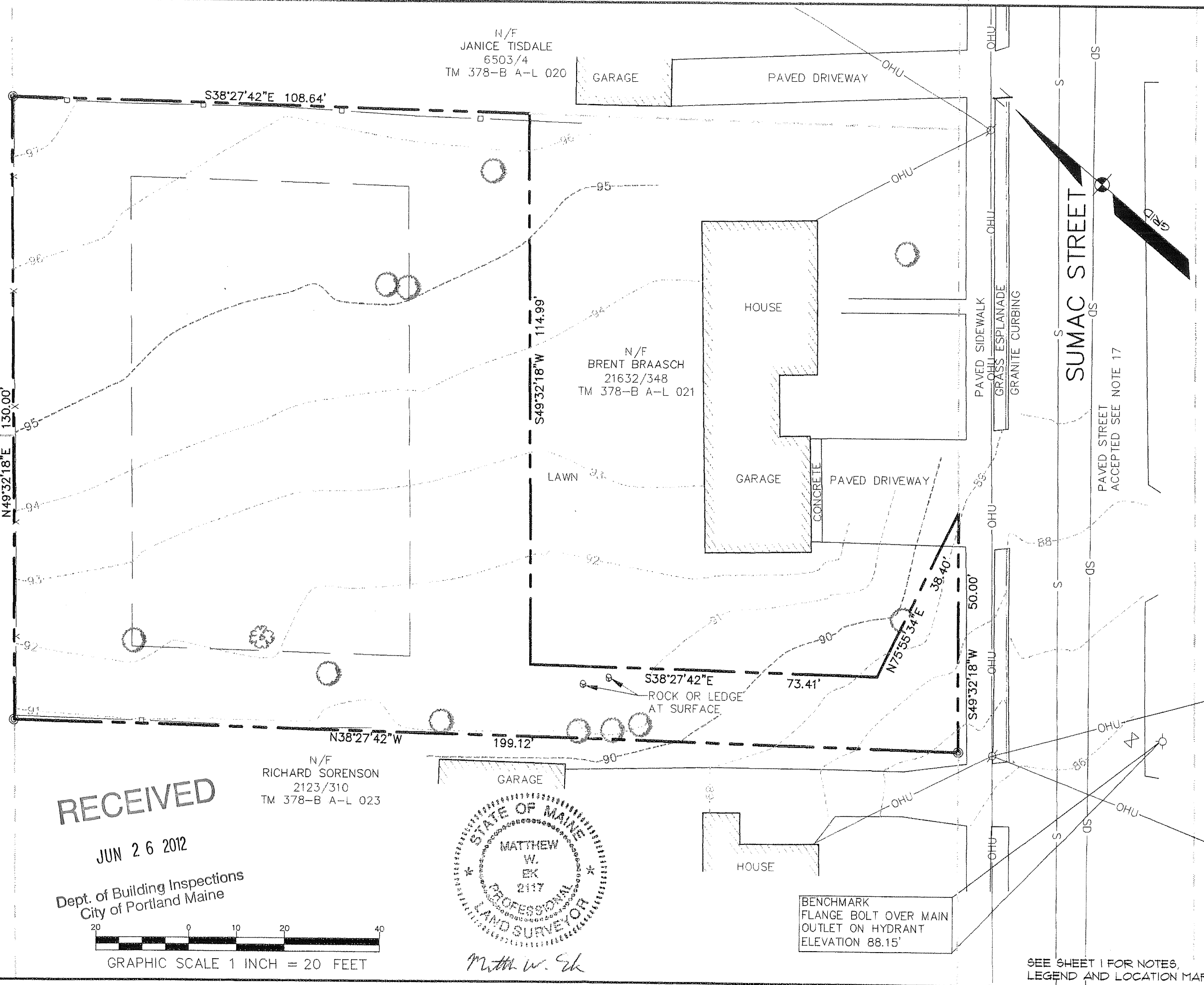
Dept. of Building Inspections  
City of Portland Maine



GRAPHIC SCALE 1 INCH = 20 FEET



*Matthew W. Ek*



**Sebago Technics**  
 Engineering Expertise You Can Build On  
 One Chabot Street  
 Westbrook, ME 04098-1399  
 Tel (207) 856-0277  
 250 Goddard Road - Suite B  
 Lewiston, ME 04240  
 Tel (207) 783-5656  
 WWW.SEBAGOTECHNICS.COM

EXISTING CONDITIONS PLAN

OF:  
BRAASCH PROPERTY  
25A SUMAC STREET  
PORTLAND, MAINE

FOR:  
CONSTRUCTION SYSTEMS OF NEW ENGLAND  
5 REAR INDUSTRY ROAD  
SOUTH PORTLAND, MAINE 04106

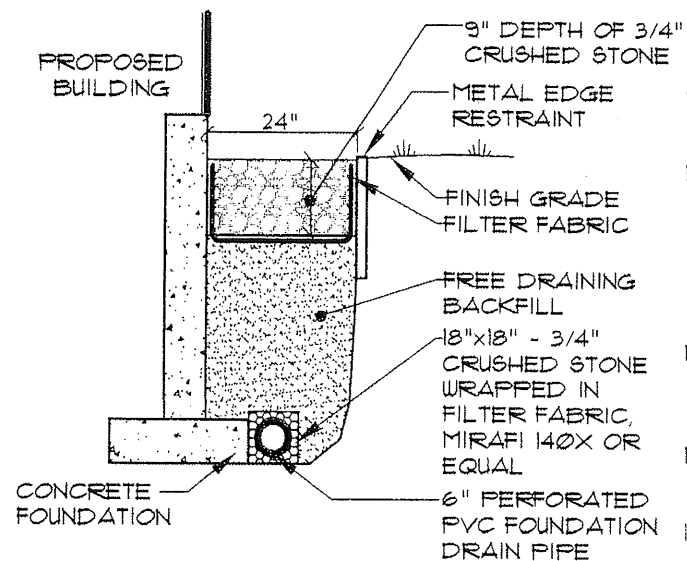
DESIGN BY:	DMR
DRAWN BY:	MWE
CHECKED BY:	MWE
DATE:	6-14-12
SCALE:	1"=20'
FIELD BK:	772A
PROJ. NO:	12083
DWG:	12083B(EC)

SEE SHEET 1 FOR NOTES,  
LEGEND AND LOCATION MAP



# LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW.	---
---	ABUTTER LINE/ROW.	---
---	SETBACK	---
---	EASEMENT	---
□	MONUMENT	---
⊙	IRON PIPE/ROD	●
C1/L1	CURVE/LINE NO.	---
▭	BENCHMARK	---
▨	BUILDING	▨
▨	EDGE PAVEMENT	▨
▨	CURBLINE	▨
~	TREELINE	~
---120---	CONTOURS	---124---
x30.20	SPOT GRADE	+ 30.20
▨	RETAINING WALL	▨
○	DECIDUOUS TREE	○ X
⊗	CONIFEROUS TREE	⊗ X
W	WATER	W
⊗	WATER GATE VALVE	⊗
⊗	WATER SHUT OFF	⊗
⊗	HYDRANT	⊗
S	SEWER	S
⊙	SEWER MH	⊙
SD	STORM DRAIN	SD
⊙	CATCH BASIN	⊙
⊙	DRAINAGE MH	⊙
---	OVERHEAD UTILITY	---
UGU	UNDERGROUND UTILITY	---
⊞	TRANSFORMER PAD	⊞
☆	LIGHT POLE/WALL	☆



**STONE DRIP EDGE**  
NOT TO SCALE

REV. BY:	DATE:	STATUS:	REVISIONS
A	MWE 5/15/12	REVISED PER REVIEW COMMENTS	
B	MWE 6/6/12	REVISED PER REVIEW COMMENTS	
C	MWE 6/14/12	REVISED PER REVIEW COMMENTS	

# GENERAL NOTES

- THE RECORD OWNER OF THE PARCEL IS BRENT BRAASCH BY DEED DATED JUNE 9, 2005 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 23378 PAGE 191.
- THE PROPERTY IS SHOWN AS LOT 22 WITHIN BLOCK A ON THE CITY OF PORTLAND TAX MAP 378 AND IS LOCATED IN THE R-2 ZONE.
- SPACE AND BULK CRITERIA FOR THE R-2 ZONE ARE AS FOLLOWS:  
 MINIMUM LOT SIZE: 10,000 S.F.  
 MINIMUM STREET FRONTAGE: 50 FEET  
 MINIMUM FRONT YARD: 25 FEET  
 MINIMUM SIDE YARD: 16 FEET (2.5 STORIES)  
 MINIMUM REAR YARD: 25 FEET  
 MAXIMUM BUILDING HEIGHT: 35 FEET  
 MAXIMUM BUILDING COVERAGE: 20%  
 \* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION
- TOTAL AREA OF PARCEL IS APPROXIMATELY 15,110 SQUARE FEET.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED SOLELY UPON PLAN REFERENCE A (BEARINGS HAVE BEEN ROTATED TO GRID NORTH, SEE NOTE 1), UPDATED RESEARCH, AND FOUND MONUMENTATION BY SEBAGO TECHNICS, INC.. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHNICS, INC. PERFORMED IN MARCH OF 2012.
- PLAN REFERENCES:  
 A. BOUNDARY SURVEY PROPOSED LOT SPLIT FOR BRENT D. BRAASCH, BY SURVEY INC., (PROJECT NUMBER 03-139) DATED JUNE 2003.  
 B. PLAN OF PHAIR ACRES FOR C. E. PHAIR, BY EDWARD NORRIS, DATED SEPTEMBER, 1949, AND RECORDED IN THE CCRD IN PLAN BOOK 35 PAGE 36.  
 C. REVISED SECTION D SUBDIVISION OF GLEN OAKS, FOR CHRISTY & SMALL, BY HERBERT GRAY, DATED APRIL 15, 1917, AND RECORDED IN THE CCRD IN PLAN BOOK 116 PAGE 23.  
 D. SECTION B SUBDIVISION OF GLEN OAKS FOR CHRISTY & SMALL, BY HERBERT GRAY, DATED OCTOBER 8, 1915, AND RECORDED IN THE CCRD IN PLAN BOOK 110 PAGE 39.C.  
 E. REVISED SECTION A SUBDIVISION OF GLEN OAKS, FOR CHRISTY & SMALL, BY HERBERT GRAY, DATED MARCH 28, 1915, AND RECORDED IN THE CCRD IN PLAN BOOK 101 PAGE 21.
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, ELEVATIONS DEPICTED HEREON ARE NGVD29, BASED ON DUAL FREQUENCY GPS OBSERVATIONS AND VERTCON CONVERSION. PORTLAND CONTROL POINT TM120 ON SUMMIT STREET OPPOSITE SUMAC STREET WAS USED AS A CHECK.
- UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- ALL WATER MAIN SERVICE CONNECTIONS SHALL BE MADE UNDER THE SUPERVISION AND INSPECTION OF THE PORTLAND WATER DISTRICT.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR LATEST EDITION. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
- ALL ELECTRIC, TELEPHONE AND CABLE T.V. SERVICES SHALL BE INSTALLED OVERHEAD AND IN CONFORMANCE WITH CENTRAL MAINE POWER CO., VERIZON TELEPHONE CO. AND TIME WARNER CABLE T.V. CO. STANDARDS.
- TOTAL DEVELOPED AREA ASSOCIATED WITH LOT IMPROVEMENT IS APPROXIMATELY 12,300 SQUARE FEET.
- TOTAL PAVED AREA ASSOCIATED WITH LOT IMPROVEMENT IS APPROXIMATELY 2,350 SQUARE FEET.
- SOILS ON THE PROPERTY ARE GENERALLY BELGRADE SERIES VERY FINE SANDY LOAM AS CLASSIFIED BY THE USDA/NRCS MEDIUM INTENSITY SOIL SURVEY OF CUMBERLAND COUNTY.



LOCATION MAP N.T.S.

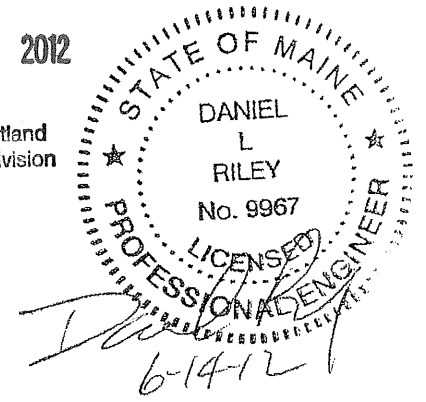
# GENERAL NOTES CONTINUED

- THE LOT OWNER SHALL BE RESPONSIBLE FOR PLANTING A MINIMUM OF TWO (2) STREET TREES ON THE PROPERTY AS REQUIRED UNDER SECTION 14-499 OF THE CITY OF PORTLAND LAND USE ORDINANCE. THE SPECIES AND LOCATION OF SAID TREES MAY DIFFER FROM WHAT IS SHOWN ON THIS PLAN SET, BUT SHALL BE IN CONFORMANCE WITH THE "STANDARDS FOR LANDSCAPING AND LANDSCAPE PRESERVATION" CONTAINED IN THE CITY OF PORTLAND TECHNICAL MANUAL AND MUST BE APPROVED BY THE CITY ARBORIST.
- THE PARCEL IS LOCATED IN FLOOD ZONE X "AREA OF 500-YEAR FLOOD", AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 230051 0002 C LAST REVISED ON DECEMBER 8, 1998.
- SUMAC STREET WAS ACCEPTED BY THE CITY ON NOVEMBER 19, 1951 PER CITY RECORDS VOLUME 70 PAGE 508 WITH LAYOUT IN BOOK 2 PAGE 250.

RECEIVED

JUN 20 2012

City of Portland  
Planning Division



# SHEET INDEX

- COVER SHEET (NOTES, LEGEND, LOCATION MAP)
- EXISTING CONDITIONS PLAN
- SITE PLAN
- GRADING/UTILITY PLAN

RECEIVED

JUN 26 2012

City of Building Inspections  
City of Portland Maine

COVER SHEET  
OF:  
**BRAASCH PROPERTY**  
25A SUMAC STREET  
PORTLAND, MAINE  
FOR:  
**CONSTRUCTION SYSTEMS OF NEW ENGLAND**  
5 REAR INDUSTRY ROAD  
SOUTH PORTLAND, MAINE 04106

DESIGN BY:	DMR
DRAWN BY:	MWE
CHECKED BY:	MWE
DATE:	6-14-12
SCALE:	1"=20'
FIELD BK:	772A
PROJ. NO:	12083
DWG:	12083B(EC)

SHEET 1 OF 4

**Sebago Technics**  
Engineering Expertise You Can Build On  
One Chabot Street  
Westbrook, ME 04098-1339  
Tel (207) 856-0277  
250 Goddard Road - Suite B  
Lewiston, ME 04240  
Tel (207) 783-5656  
WWW.SEBAGOTECHNICS.COM